WARRANTY DEED

BOOK 4563 PAGE 882

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maurice A. Rice, Jr. et ux.	Same	Map 145-9
(NAME)	(NAME)	Gr. 12
5874 East Ashland Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) *Dollars,*

cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of all of which is hereby acknowledged; we,

ROBERT O. ZANONE and wife, JOAN B. ZANONE,

have this day bargained and sold, and do hereby transfer and convey unto the said grantees, MAURICE A. RICE, JR. and wife, MARY E. RICE, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being lot No. 18 on the Plan of Otter Creek Hills, as of record in Book 2900, pages 110 and 111, Register's Office for said County.

Said lot No. 18 fronts 199 feet on the southerly side of East Ashland Drive and extends back 316 feet on the southerly line and 356 feet on the westerly line, to a dead line in the rear on which it measures 150 feet.

Being the same property conveyed to Robert O. Zanone and wife, Joan B. Zanone, by deed from James E. Patterson and Cecil F. Fox, partners d/b/a Patterson & Fox Construction Company, of record in Book 4136, page 506, Register's Office for said County.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $70,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of December 1971

Notary Public

My commission expires: June 6, 1972 (Affix Seal)

This is improved (X) unimproved ( ) property, known as 5874 East Ashland Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Maurice A. Rice, Jr. and wife, Mary E. Rice, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as hereinbefore stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Maurice A. Rice, Jr. and wife, Mary E. Rice, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 17th day of December, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert O. Zanone

Joan B. Zanone

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

RECEIVED FOR RECORD
DAVIDSON COUNTY, TENN.
DEC 23 1971
8:03

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lynch D. Bennett, Jr., *a Notary Public in and for said County and State,* Robert O. Zanone and wife, Joan B. Zanone

*the within named bargainor*S, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 17th *day of* Dec, *19*71.

Lynch D. Bennett, Jr. *Notary Public*

Commission expires Jan. 30, 1974

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

Bran Title 213713

WARRANTY DEED

FROM

ROBERT O. ZANONE et ux

TO

MAURICE A. RICE, JR. et ux

DEC27 71 CONV 70,000.00
DEC27 71 S'TAX A* 182.00
DEC27 71 PR'FEE A* .50
DEC27 71 W'DEED A* 4.00 * 186.50

B 42527

IDENTIF. REFERENCE

DEC 27 11 21 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE